

Book D 215

Page 285

Instrument Building Restrictions

Date Feb. 17, 1937

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Ack'd " " "

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Filed Feb. 23, 1937

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At 11:45 AM

Consideration \$ --

GRANTEES

GRANTORS

To

now parted from

James W. Carr, widower, ~~xxxxxxx~~ being sole owner of Tracts 20, 21, 22, 23, 24; 25 and 26 of the Plat of Fort Orchard Acre Tracts, commonly known as "Original Series", which I am having re-platted and subdivided into 27 lots, with suitable ways or streets, as a means of ingress and egress, to be known as the plat of "THE CEDERS", the same to be sold to those who desire to build and occupy residences of a dignified character and standing;

Now Therefore, in consideration thereof, The fol. named restrictions are hereby imposed upon sd. prop., and all thereof, to include any and all of the Tide Lands, fronting upon, abutting and adjacent thereto.

As Follows:

1. Any and all of sd. properties shall be conveyed, encumbered, owned and held subject to the provisions, conditions and restrictions hereinafter set forth; and shall run with the Land and the Titles thereto; and shall be forever binding upon ea. and all of the purchasers, their, executors, administrators and assigns, both in law and Equity, to-wit:
2. But one residence shall be erected upon the front, or upon the rear of ea. tract, ea. of which shall be not less than 30 ft. from the front or rear thereof, fronting "Marine Drive" or "Madrone Way", the same to be occupied for residence purposes only.
3. The cost of ea. such residence shall be not less than \$2500.00, in value; and shall be of pleasing architectural design, to be approved by a duly qualified Architect or building Inspector.
4. Sd. properties shall not be sold, leased, or let or occupied to or by others than those of the Caucasian races.
5. No unlawful business, or practices shall be carried on, or permitted upon sd. properties or any part thereof.
6. Sd. properties shall be used for residence purposes only; and no mercantile, manufacturing, or industrial business shall be permitted to occupy, or be conducted upon the same, or any part thereof.

7. It shall be further understood that any and all conveyances of whatsoever name or nature, having reference to sd. prop., or any part thereof, shall have reference to and be subject to the

ACKNOWLEDGMENT

(OVER)

(OVER)

State of Wash. County of Kit. ss. Before

(Seal) Fred W. Krause, N.P. Bremerton

TAKE-OFF
GCM

terms, conditions, and restrictions herein contained; whether made in such manner as to identify the same or not, shall be binding upon any and all persons receiving such conveyance, or claiming any int. in and to sd. properties or any part thereof. And any attempt to evade, modify or abrogate the same shall render such instrument void and of no effect either in Law or Equity.

James W. Carr

J.A. Bernhardt

For Ptl. Revocation of Restrictions see Vol. 222 of Deeds, Pg. 216.

PLAT

OF

THE CEDARS

COMPRISING TRACTS 20 TO 26 INCL.

PORT ORCHARD ACRE TRACTS

(FIRST OR ORIGINAL SERIES)

TREASURERS CERTIFICATE

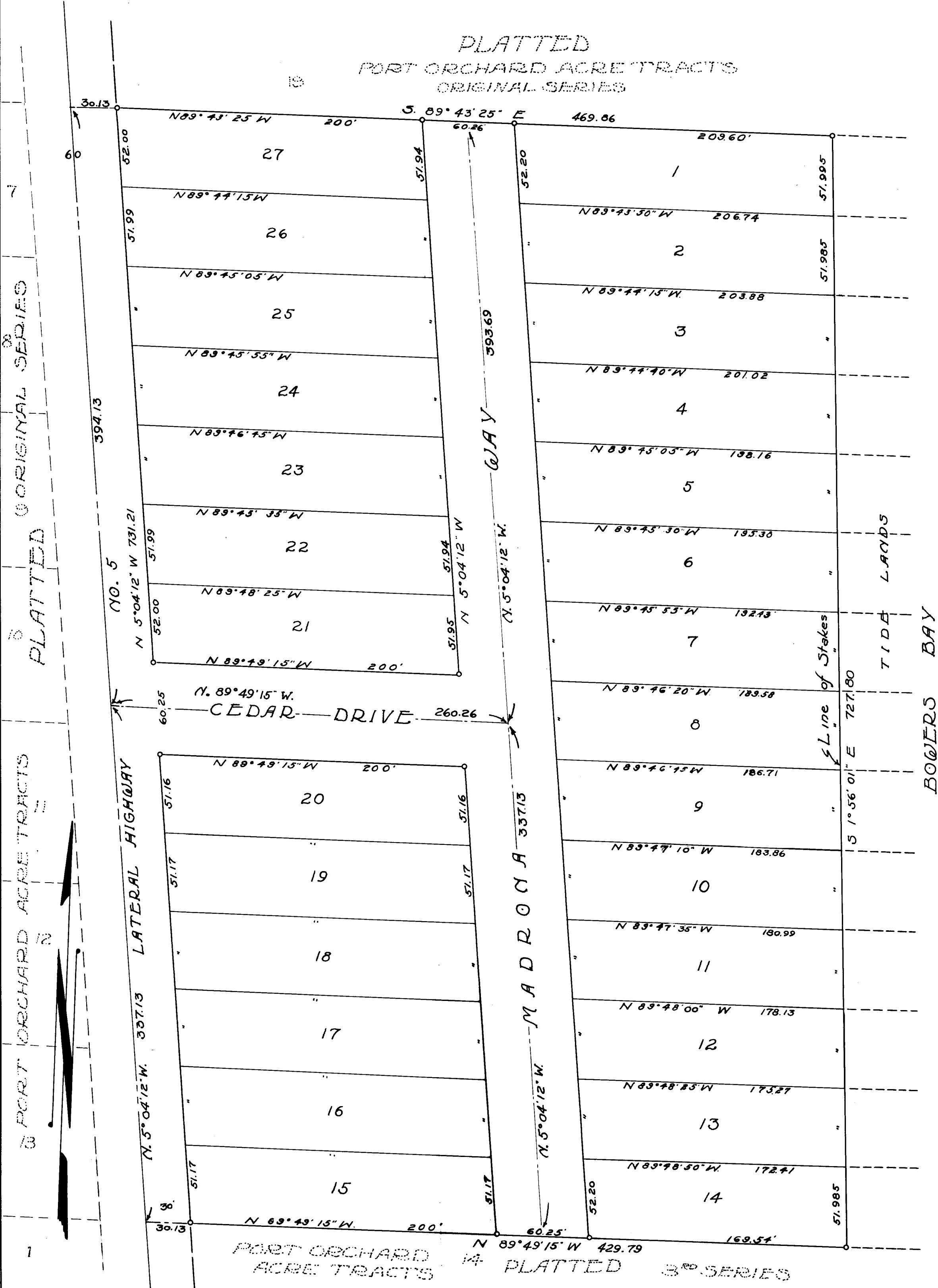
I, FRED C. WYCKOFF, TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY PLATTED HEREON HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 1937.

Fred C. Wyckoff
TREASURER, KITSAP COUNTY

SCALE 1" = 50'

BERRY & CASAD
ENGINEERS

PLATTED
PORT ORCHARD ACRE TRACTS
ORIGINAL SERIES



DESCRIPTION

THIS PLAT OF THE CEDARS COMPRISES TRACTS 20 TO 26 INCL. PORT ORCHARD ACRE TRACTS (FIRST OR ORIGINAL SERIES) AND ALL TIDE LAND FRONTING SAME EXCEPTING THEREFROM THAT PORTION OF LAND LYING ALONG THE WEST BOUNDARY OF SAID TRACT AND DEEDED TO KITSAP COUNTY, WASHINGTON FOR LATERAL HIGHWAY NO. 5

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT I, JAMES W. CARR, WIDOWER, OWNER IN FEE SIMPLE OF THE TRACT OF LAND COMPRISING THIS PLAT OF THE CEDARS, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE ROADS SHOWN THEREON. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 1st DAY OF March A.D. 1937

IN THE PRESENCE OF

E. C. Dunsen
Chairman

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF KITSAP }

THIS IS TO CERTIFY THAT, ON THE 1st DAY OF March A.D. 1937, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES W. CARR, WIDOWER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

John H. Patterson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT BREMERTON.

EXAMINED AND APPROVED THIS 2ND DAY OF APRIL A.D. 1937

John H. Patterson
COUNTY ENGINEER

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 2ND DAY OF APRIL A.D. 1937

Edward Smith
ATTEST
COUNTY AUDITOR

ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF THE CEDARS IS BASED ON A LEGAL SUBDIVISION OF SECTION 9 TP. 24 N.R. 1 E. ALL LOTS ARE STAKED ON THE GROUND AS SHOWN ON THIS PLAT

John H. Berry
CIVIL ENGINEER

NOTE: - o SHOWN AT CORNERS REPRESENT IRON BARS 3/4" X 24"

ALL WATER FRONT TRACTS ARE EXTENDED AS SHOWN ON THIS PLAT TO INCLUDE TIDE LANDS FRONTING SAME

FILED FOR RECORD AT THE REQUEST OF *James W. Carr* ON 1st DAY OF April A.D. 1937 AT 10 MINUTES PAST 2ND AND RECORDED IN VOLUME 5 OF PLATS, PAGE 12 RECORDS OF KITSAP COUNTY, WASHINGTON.